STATE OF SOUTH CAROLINA)	
)	ORDINANCE NO: 20-21-789
COUNTY OF EDGEFIELD)	

AN ORDINANCE TO AMEND CHAPTER 24-174 OF THE EDGEFIELD COUNTY LAND ORDINANCE

WHEREAS, the Edgefield County Planning Commission, based upon the recommendations of the Building and Planning Department staff, reviewed proposed changes to Chapter 24-174 of the Edgefield County Land Development Ordinance, and;

WHEREAS, the current Edgefield County Ordinances fail to provide that subdivision of land on public or private roadways may impact groundwater and sewer availability on surrounding properties; and,

WHEREAS, it is in best interest of the current and future citizen of Edgefield County, that all homeowners and businesses have access to water and sewer which does not impact their neighbor's rights to access of water and sewer,

NOW THEREFORE BE IT ENACTED BY THE EDGEFIELD COUNTY COUNCIL THAT:

1. Subparagraph 6 is added to Chapter 24-174 (c) as follows:

(6) Lot size on paved roads in zoned and un-zoned areas. Where the placement of a dwelling unit is proposed on a paved road, in either a zoned or un-zoned area, the availability of community water and sewer shall determine the minimum lot size according to the table below. Lots on paved roads in the zoned areas shall meet the density/lot size standards in this subsection, notwithstanding section 24-32, table 2. This provision shall terminate one year after enactment.

Minimum lot size
12,000 Square Feet
One half acre
One acre

2. This ordinance shall be enforceable for the term of one year from its final enactment.



- 3. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
- 4. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
- 5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.
- 6. This Ordinance shall be become effective upon adoption on third reading by Council and shall terminate one year from the enactment.





Memorandum

To: Edgefield County Council

From: Edgefield County Planning Commission

Date: June 01, 2021

Re: An Ordinance to Amend Chapter 24-174 of the Edgefield County Land

Ordinance

Planning Commission Action

Following Planning Commission review and discussion the Planning Commission voted unanimously (4-0) to recommend County Council adopt ordinance 24-174 as amended.

- 1. The minimum lot size for lots with community water but no community sewer shall be one acre.
- 2. The minimum lot size for lots without community water or sewer shall be two and a half acres.
- 3. A line added to the Ordinance that states when the provisions of this section is in conflict with another provision the more restrictive shall apply.

Ordinance with Recommended changes in Red

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NOW THEREFORE BE IT ENACTED BY THE EDGEFIELD COUNTY COUNCIL THAT:

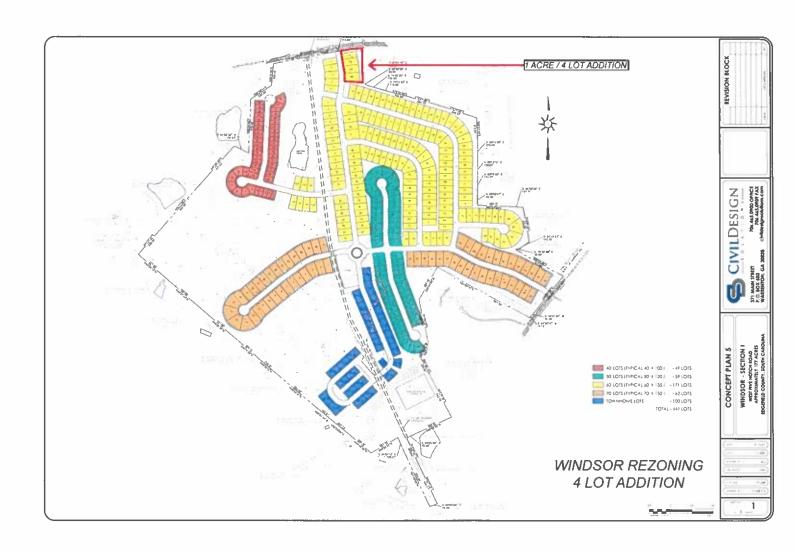
- 1. Subparagraph 6 is added to Chapter 24-174 (c) as follows:
- (6) Lot size on paved roads in zoned and un-zoned areas. Where the placement of a dwelling unit is proposed on a paved road, in either a zoned or un-zoned area, the availability of community water and sewer shall determine the minimum lot size according to the table below. Lots on paved roads in the zoned areas shall meet the density lot size standards in this subsection, notwithstanding section 24-32, table 2. This provision shall terminate one year after enactment.

Community water and community sewer availability	Minimum lot size	
Lots with community water and community sewer	12,000 Square Feet	
Lots with community water and without community sewer	One half aere One Acre	
Lots without community water or community sewer	One acre Two- and one-half Acres	

- 2. This ordinance shall be enforceable for the term of one year from its final enactment.
- 3. Under the pending ordinance doctrine, this ordinance will be effective after advertisement for the public hearing.
- 4. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.
- 5. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.
- 6. This Ordinance shall be become effective upon adoption on third reading by Council and shall terminate one year from the enactment.

James Burt, Planning Commission Chairman:

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